

COMMUNITY MEETING REPORT

Petitioner: M/I Homes

Rezoning Petition No. 2020-120

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 24, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, December 9, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Chad Lloyd, Morgan Rushnell and Jeremiah Murphy of the Petitioner, Eddie Moore of McAdams and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

Since only one individual attended the Community Meeting, Council Member Johnson, the Community Meeting was informal.

John Carmichael welcomed Council Member Johnson to the Community Meeting and introduced himself and the Petitioner's representatives. A brief discussion regarding M/I Homes then took place.

John Carmichael stated that a Community Meeting relating to this Rezoning Petition was previously held on September 30, 2020. As of September 30, 2020, the rezoning site contained 21.62 acres. After the September 30, 2020 Community Meeting, the Petitioner added three parcels of land to the rezoning request that total 3.12 acres, which increased the size of the rezoning site to 24.74 acres. As a result of adding the three parcels of land to the rezoning request, a second Community Meeting is required. John Carmichael pointed out the locations of the three parcels of land added to the rezoning request.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Tuesday, January 19, 2021 at 5:00 P.M. The earliest that the Zoning Committee Work Session could be held is Tuesday, February

2, 2021 at 5:30 P.M., and the earliest date that City Council could render a decision on this rezoning request is Monday, February 15, 2021 at 5:00 P.M.

John Carmichael then showed a map and an aerial photograph of the site and the surrounding area. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 24.74 acres and is located on the west side of Ridge Road between Cooper's Ridge Lane and Oleander Run Drive. John Carmichael stated that the Petitioner recently requested the rezoning of an adjacent site located to the north of the site for a residential community containing single family attached (townhome) dwelling units. This rezoning request was approved by City Council. John Carmichael stated that the recently approved residential community located adjacent to and north of the site is currently known as Aberdeen I. The residential community proposed under this Rezoning Petition is currently referred to by the Petitioner as Aberdeen II.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3. The parcels to the north of the site are zoned R-8 MF (CD) and R-3, the parcels to the east of the site are zoned R-4 and R-9 PUD, the parcels to the south of the site are zoned R-8 MF (CD) and R-3 and the parcels to the west of the site are zoned R-3.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the R-8 MF (CD) zoning district to accommodate the development of a maximum of 108 single family attached (townhome) dwelling units on the site. The density would be 4.37 dwelling units per acre.

John Carmichael shared a slide that contains the land use plan recommendation for the site. He stated that the relevant land use plan is the Prosperity Hucks Area Plan, and the Prosperity Hucks Area Plan recommends residential uses on the site at a density of up to 4 dwelling units per acre.

John Carmichael reviewed the Petitioner's conditional rezoning plan and representative elevations of the single family attached dwelling units proposed for the site. John Carmichael discussed the vehicular connectivity to the adjacent parcels of land.

John Carmichael shared a site plan that depicts the combined Aberdeen I and Aberdeen II developments.

John Carmichael thanked Council Member Johnson for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

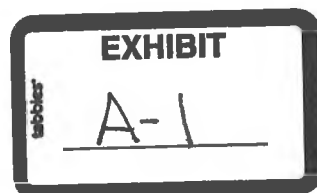
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of December, 2020

M/I Homes, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

2020-120	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-120		Allen	Poindexter	7231 ATWATER LANE		Charlotte	NC	28269
2020-120	Dominion Village Homeowners Association	Dick	Laubach	2920 Autumn Harvest Ln		Charlotte	NC	28269
2020-120	Foundry Commercial	Kenlie	Chap	7627 Annbick Ln		Charlotte	NC	28269
2020-120	Hems (Harris, Eastfield, Mallard, Statesville)	Kim	Holley	5722 Kinglet Ln		Charlotte	NC	28269
2020-120	Highland Creek HOA	Greg	Perkins	6002 Grayburns Ford Dr		Charlotte	NC	28269
2020-120	Highland Creek HOA	Heather	Casselberry	6107 Skyline Dr		Charlotte	NC	28269
2020-120	Highland Creek HOA	Wes	Ports	5806 Mantario Dr		Charlotte	NC	28269
2020-120	Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charlotte	NC	28269
2020-120	Prosperity Village Area Association	Sarah	Zdeb	7329 Avonhurst Ln		Charlotte	NC	28269
2020-120	Robyns Glen Homeowners Association	Mickey	Kidwell	2711 Chickadee Dr		Charlotte	NC	28269
2020-120	Stoney Creek HOA	Raymond	Sheffield	6217 Creek Breeze Road		Charlotte	NC	28269
2020-120	Stoney Creek HOA	Rhonda	Nixon	12206 Wallace Ridge Dr		Charlotte	NC	28269
2020-120	Wyndham Hills	Denise	Williams	6230 Shelley Ave		Charlotte	NC	28262



2020-120	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-120	02922102	MORRIS	KATHIE FOX			3214 RIDGE RD		CHARLOTTE	NC	28213
2020-120	02922106	WILLIAMS	NATHAN SCOTT			2934 RIDGE RD		CHARLOTTE	NC	28269
2020-120	02922107	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2020-120	02922117	BAKER	GORDON EDWIN			3020 RIDGE RD		CHARLOTTE	NC	28269
2020-120	02922124	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2020-120	02922127	GLOBAL PROPERTY HOLDINGS LLC				6601 SPRING GARDEN DR		WILMINGTON	NC	28403
2020-120	02922137	KOLLI	NIKHITHA			2208 APPLE GLEN LN		CHARLOTTE	NC	28269
2020-120	02922138	VEERASANGAYYA	MAHANTESHA			3103 BETTY JEAN PL		CHARLOTTE	NC	28269
2020-120	02922139	TYRELLE	HUBERT N			3107 BETTY JEAN PLACE		CHARLOTTE	NC	28269
2020-120	02922140	KAMBHAMPATI	AJAY K	JYOTHI	NELAKURTHI	3111 BETTY JEAN PL		CHARLOTTE	NC	28269
2020-120	02922141	RIEGERT	TIMOTHY			3115 BETTY JEAN PL		CHARLOTTE	NC	28269
2020-120	02922142	BHAVANNISHANKAR	BALAKUMAR			3119 BETTY JEAN PL		CHARLOTTE	NC	28269
2020-120	02922143	MUDUNURI	DEEPAK VARMA	SINDHU	GADHIRAJU	3123 BETTY JEAN PLACE		CHARLOTTE	NC	28269
2020-120	02922144	REID-SIMS	KAREN Y			2207 APPLE GLEN LN		CHARLOTTE	NC	28269
2020-120	02922151	HIGHLAND PARK WEST COMMUNITY ASSOCIATION INC				3030 LATROBE DR		CHARLOTTE	NC	28211
2020-120	02922201	RANDOLPH	KISHA			3103 BRIAR ROSE CT		CHARLOTTE	NC	28269
2020-120	02922202	WILLIAMS	FARRELL E			3107 BRIAR ROSE CT		CHARLOTTE	NC	28269
2020-120	02922203	CROWNIE	KIRKLAND			3111 BRIAR ROSE CT		CHARLOTTE	NC	28269
2020-120	02922204	OQUENDO	JACQUELINE	HIRAM	OQUENDO	9502 LINDEN TREE LN		CHARLOTTE	NC	28277
2020-120	02922205	ALHASSAN	MALAK S	BASHAR S	ALHASSAN	3108 BRIAR ROSE CT		CHARLOTTE	NC	28269
2020-120	02922206	HOLLAND	WILLIAM M	SHERRIE C	HOLLAND	3102 BRIAR ROSE CT		CHARLOTTE	NC	28269
2020-120	02922207	HUMPHRIES	DIERRIAS JAMAR	ALEDRA D	HILLSMAN	2205 HIGHLAND PARK DR		CHARLOTTE	NC	28269
2020-120	02922484	ALTO ASSET COMPANY 2 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2020-120	02922485	MCORKLE	ANTONIO M		SAMPSON J MCCORKLE	2116 HIGHLAND PARK DR		CHARLOTTE	NC	28269
2020-120	02922486	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2020-120	02922487	MCNAMEE	JAMES P	NORMA J	MCNAMEEW	2104 HIGHLAND PARK DR		CHARLOTTE	NC	28269
2020-120	02962108	OEHLER	WILLIAM M	ALICE T	OEHLER	12310 JIMMY OEHLER RD		CHARLOTTE	NC	28269
2020-120	02962109	OEHLER	LARRY W	LISA J	OEHLER	12320 JIMMY OEHLER RD		CHARLOTTE	NC	28269
2020-120	02962110	KLEIN	CONNIE DIANE OEHLER			1310 TORRENCE CR		DAVIDSON	NC	28036
2020-120	02962113	OEHLER	CHARLES R	BRENDA G	OEHLER	16665 STOKES FERRY RD		RICHFIELD	NC	28137
2020-120	02962114	HOUGH	DEBORAH G	ANDREW	HOUGH	3107 RIDGE RD		CHARLOTTE	NC	28269
2020-120	02962115	OEHLER	CHARLES RONALD			16665 STOKES FERRY RD		RICHFIELD	NC	28137
2020-120	02962117	OEHLER	CONSTANCE T R/T			12232 JIMMY OEHLER RD		CHARLOTTE	NC	28269
2020-120	02962119	OEHLER	ROBERT MCGILL JR			3221 RIDGE RD		CHARLOTTE	NC	28269
2020-120	02962122	REGANS	BILLIE M	RICKY WAYNE	REGANS	3307 RIDGE RD		CHARLOTTE	NC	28269
2020-120	02962123	TYLER	SARAH P	MITCHELL LANE	TYLER	3321 RIDGE ROAD		CHARLOTTE	NC	28269
2020-120	02962161	ARNOLD	SHATOYA M	ROBERT	CRAWFORD	12316 JIMMY OEHLER RD		CHARLOTTE	NC	28269
2020-120	02962164	OEHLER	KRISTOPHER RYAN			12318 JIMMY OEHLER RD		CHARLOTTE	NC	28269
2020-120	02972118	REDWOOD CHARLOTTE RIDGE ROAD NC P1 LLC				6120 PARKLAND BLVD STE 100		CLEVELAND	OH	44124
2020-120	02972132	DEPARTMENT OF TRANSPORTATION				1505 MAIL SERVICE CENTER		RALEIGH	NC	27699

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-120** filed by M/I Homes to request the rezoning of an approximately 24.74 acre site located on the west side of Ridge Road across from the intersection of Ridge Road and Highland Park Drive

Date and Time of Meeting: Wednesday, December 9, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

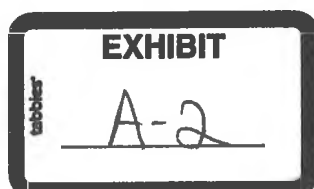
We are assisting M/I Homes (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 24.74 acre site located on the west side of Ridge Road across from the intersection of Ridge Road and Highland Park Drive from the R-3 zoning district to the R-8 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum of 108 single family attached (townhome) dwelling units on the site.

The Petitioner previously held a virtual Community Meeting regarding this Rezoning Petition on September 30, 2020. The Petitioner has added 3.12 acres to the rezoning site, so the Petitioner will hold another virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, December 9, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-120), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-120.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 24, 2020

Virtual Community Meeting Participants
Rezoning Petition No. 2020-120
Date: December 9, 2020

Attendee	Email
1. Council Member Renee Johnson	Renee.Johnson@ci.charlotte.nc.us
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

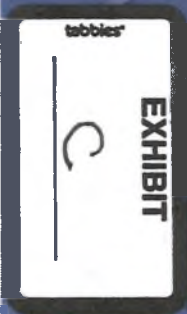


Rezoning Petition No. 2020-120

M/I Homes, Petitioner

Community Meeting

December 9, 2020



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Land Use Plan
- V. Information on M/I Homes
- VI. Review of Rezoning Plan and Proposed Townhomes
- VII. Questions

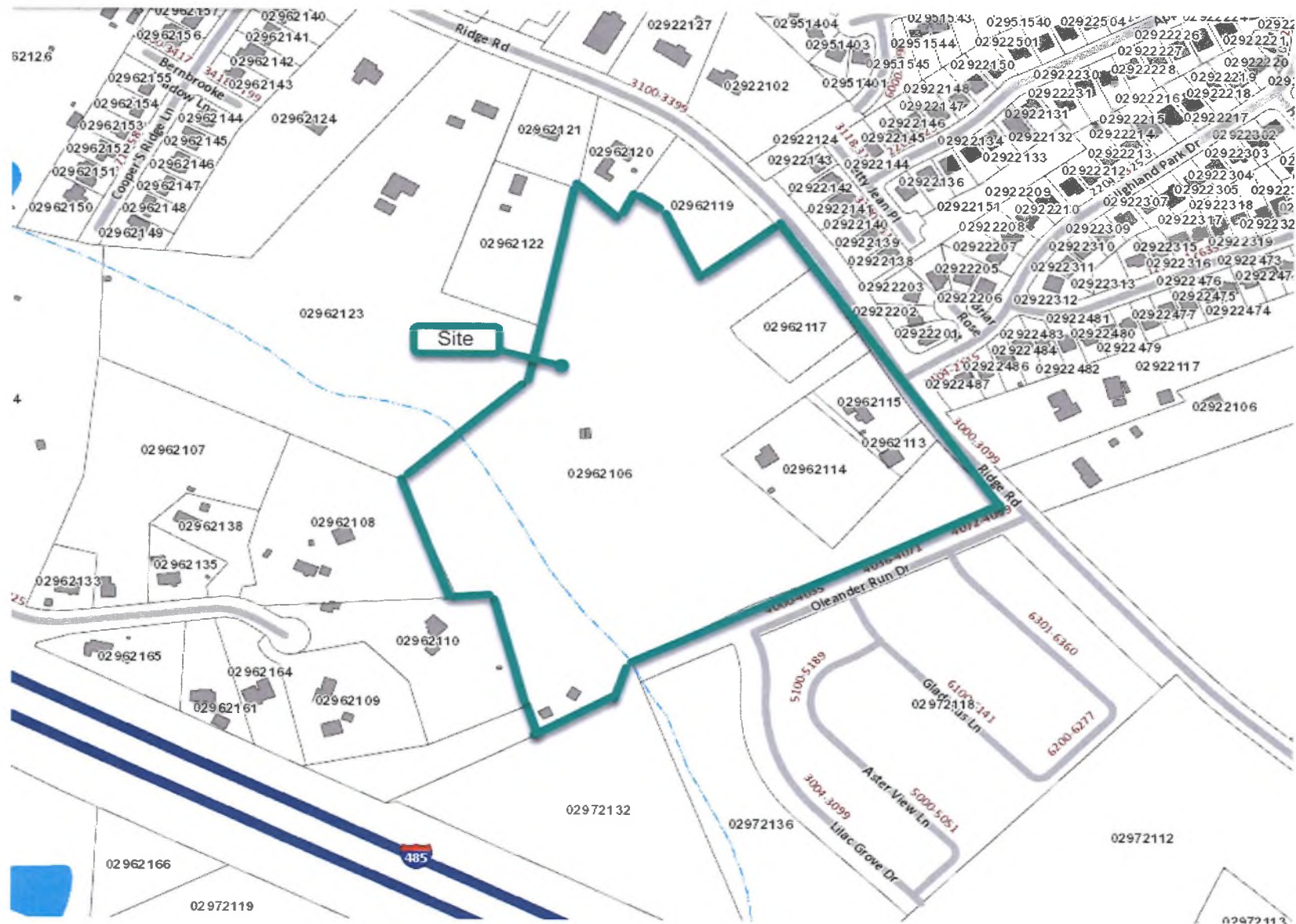
Rezoning Team

- Chad Lloyd, M/I Homes
- Morgan Rushnell, M/I Homes
- Jeremiah Murphy, M/I Homes
- Eddie Moore, McAdams
- John Carmichael, Robinson, Bradshaw & Hinson

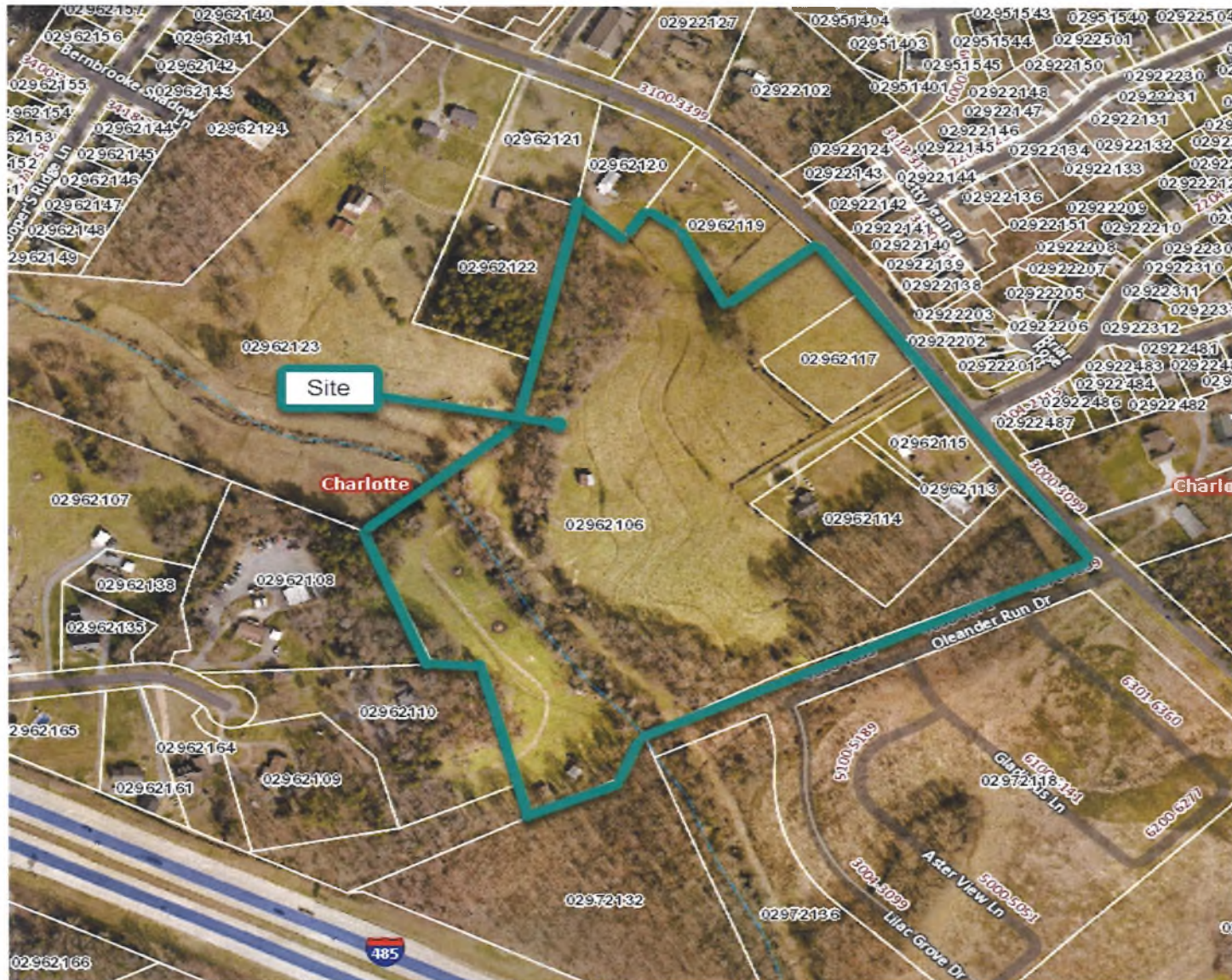
Current Rezoning Schedule

- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

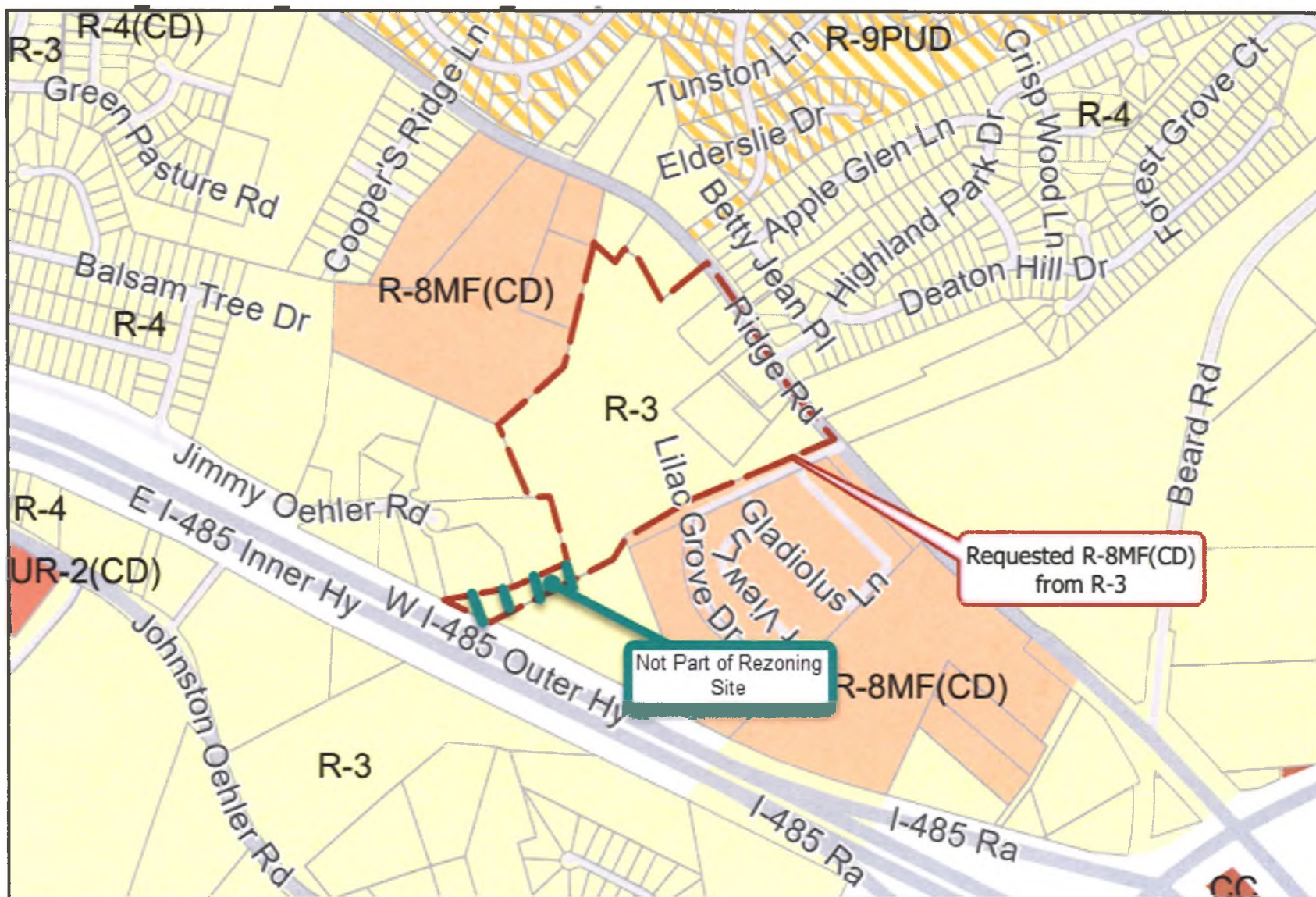
1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.



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Current Zoning of the Site and Nearby Parcels

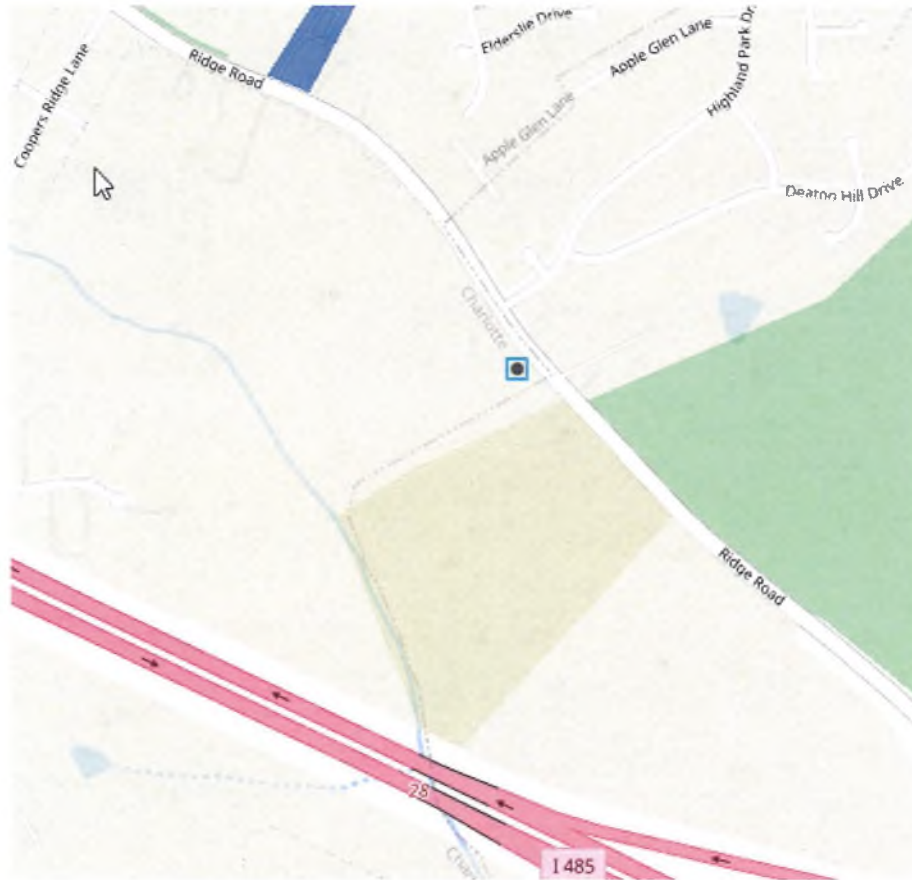


Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a maximum of 108 single family attached (townhome) dwelling units on the site

Density: 4.37 dwelling units per acre

Land Use Plan



Land Use Proposed: Prosperity Hucks Area Plan

Planning District

Plan Name

Prosperity Hucks Area Plan

Plan Adoption Date

7/26/2015, 8:00 PM

Adoption Type

Proposed Landuse Code

RESID4

Proposed Landuse Description

Residential \leq 4 DUA

Residential Density

Zoning Designation

Rezoning Date

Zoning Petition

Generalized Landuse

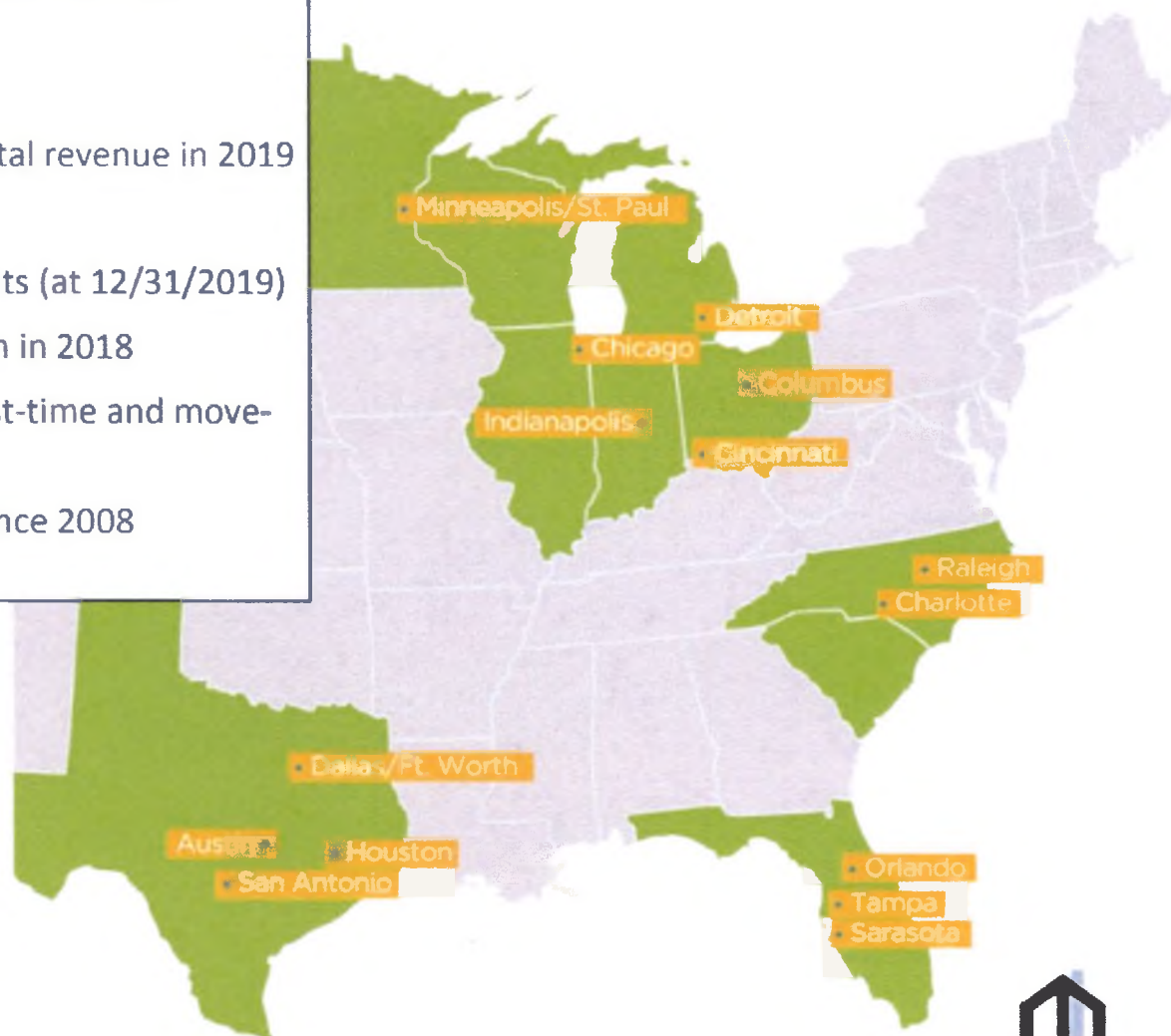


M/I HOMES

Welcome to Better

M/I Homes – Company Overview

- One of the nation's leading homebuilders – #12 on BUILDER 100
- Founded in 1976; went public in 1993
- 6,296 homes delivered and \$2.5B of total revenue in 2019
- \$166M of pre-tax income in 2019
- Selling in 225 communities in 15 markets (at 12/31/2019)
- Entered Detroit market with acquisition in 2018
- Diversified customer base including first-time and move-up buyers
- 11% annual growth in new contracts since 2008



Community Locations: Charlotte, NC

Active Communities

Allen Mills
Bretagne
Cameron Creek
Covington
Edenton
Farrington
Harlow's Crossing
Heritage
Heritage at Neel Ranch
McLean - The Conservancy
MillBridge
Poplin Grove
Ramsey's Glen
Selwyn Landing
Walnut Creek
Summers Walk
Wrenn Creek

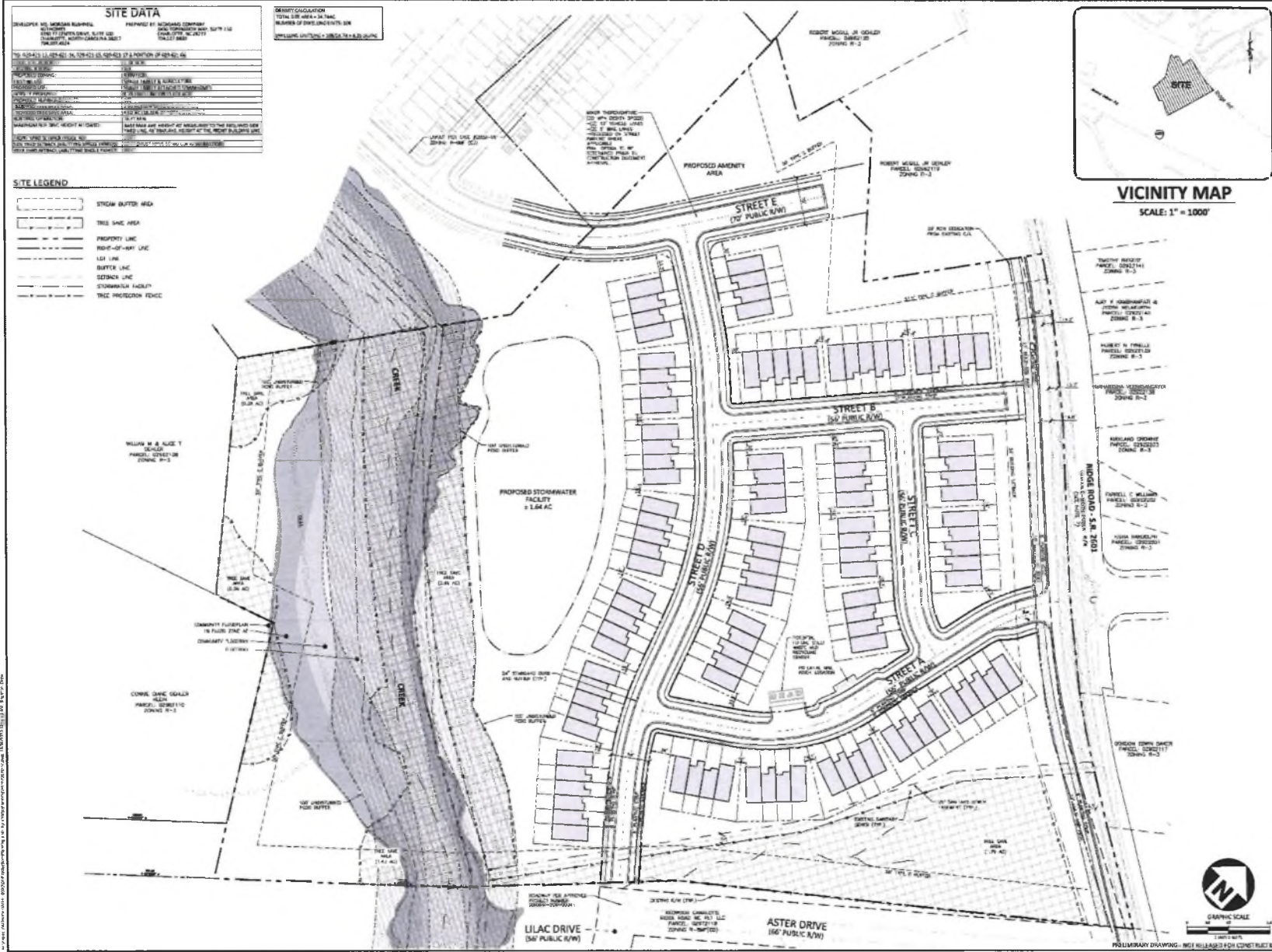
Coming Soon

Aberdeen
Avienmore
Harper's Run
Kellerton Place
Piper Landing
Stallings Brook





Rezoning Plan




McAdams
The John R. McAdams Company, Inc.
3430 Torrington Way
Suite 110
Charlotte, NC 28217
phone: 704.527.0800
fax: 704.527.0810
license number: C-0293, C-157
www.mcadamsco.com

CLIENT
M.I. HOLDINGS, INC.
120 RIDGE ROAD
CHARLOTTE, NC 28217
704.527.0800

M I HOMES

ABERDEEN II TOWNHOMES
REZONING PETITION 2020-120
RIDGE ROAD
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2020	PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PLAN INFORMATION

PROJECT NO.	2020-120
PROJECT NAME	ABERDEEN II TOWNHOMES
CHECKED BY	MM
DRAWN BY	MM
SCALE	1" = 100'
DATE	10.15.2020

REZONING PLAN
RZ.01



SITE DATA

PROJECT NAME	ABERDEEN II TOWNHOMES
OWNER	MCCLAY & ASSOCIATES, LLC
DESIGNER	MCCLAY & ASSOCIATES, LLC
DATE	08/12/2014
PROJECT LOCATION	10000 RIDGE ROAD, CHARLOTTE, NC 28215
PROJECT AREA	10.00 AC
EXISTING ZONING	RT-10
PROPOSED ZONING	RT-10
PROPOSED LOT COUNT	100
PROPOSED UNIT COUNT	100
PROPOSED GARAGE COUNT	100
PROPOSED PARKING COUNT	100
PROPOSED SWIMMING POOL	NO
PROPOSED PLAYGROUND	NO
PROPOSED COMMUNITY CENTER	NO
PROPOSED GOLF COURSE	NO
PROPOSED TENNIS COURT	NO
PROPOSED BASKETBALL COURT	NO
PROPOSED JAVELIN FIELD	NO
PROPOSED SOFTBALL FIELD	NO
PROPOSED BASEBALL FIELD	NO
PROPOSED OTHER	NO

PROJECT LOCATION
10000 RIDGE ROAD, CHARLOTTE, NC 28215

SCALE: 1" = 60'

Representative Architecture



Front Elevation



M/I HOMES

Welcome to Better

M/I Homes of Charlotte

© M/I Homes 2019

04.26.19



Aberdeen I and Proposed Aberdeen II





50' TYPE C BUFFER TYPICAL CROSS SECTION
 TYPE C BUFFER - 9 TREES X 20 SHRUBS PER 100'



SCALE 1" = 100'



Questions